

This instrument was prepared by:

Send Tax Notice to:

(Name) Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, Alabama 35115

(Name) Ricky D. Bradley
(Address) 709 3rd Ave. NW
Alabaster, AL
35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of Twenty-Five Thousand and 00/100, (\$25,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, University of Montevallo Foundation, Inc., hereinafter referred to as grantor (whether one or more), grant, bargain, sell and convey unto RICKY D. BRADLEY (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to wit:

Lot 1, according to the plat of Buzzard Island in Sections 17 and 20, Township 29 South, Range 3 East, and recorded in Map Book 4 page 88 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 1995 and subsequent years.
- Mineral and mining rights are not insured.
- Rights of riparian owners in and to the use of Coosa River.
- Flood rights, if any, for Alabama Power Company.
- Less any portion lying within Coosa River.
- Easements and rights of ways affecting subject property.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN ON EVEN DATE
HEREWITH, IN FAVOR OF UNIVERSITY OF MONTEVALLO FOUNDATION, INC., IN THE SUM OF
\$22,500.00.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 1st day of December, 1994.

Mary Lou Williams
University of Montevallo Foundation, Inc.
By: Mary Lou Williams
Its: Executive Director

STATE OF ALABAMA)
COUNTY OF SHELBY) **Acknowledgment in Representative Capacity**

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Mary Lou Williams whose name as Executive Director of University of Montevallo Foundation, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Executive Director, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 1994.

M. A. Spears
Notary Public
My Commission Expires: 9/97

12/06/94 11:28 AM
1994-35846
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 11.00

Inst # 1994-35846